

Advantis Real Estate Services Company
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June 22, 2006

Mr. Tom Brantley
Director, Facilities Management
Leon County Facilities Management
1907 - A South Monroe Street
Tallahassee, FL 32301

Re: Bank of America Plaza, 315 S. Calhoun Street, Tallahassee, Florida
Management and Leasing Services Agreement

Dear Mr. Brantley:

The initial term of the above referenced contract is nearing its expiration date. According to Section 11.1 of the Agreement, the County has the option of renewing the contract for two (2) additional one-year terms. The purpose of this letter is to formally request your consideration in electing one or both of these renewal options, which would extend our contract as the manager and leasing agent beyond the current expiration date of September 30, 2006. We would like to propose a renewal term of two years, with no increase in the management fee for the first year of the renewal term. In the second year of the renewal term, the management fee would be increased at a rate consistent with the then prevailing consumer price index (CPI).

Since we were first engaged to represent the County in this capacity in 2003, GVA Advantis has not only provided the County with a high-level of customized service, we have also been able to assist the County in significant revenue enhancement and cost reductions. While coordinating the renovation of over 40,000 square feet within the building, GVA Advantis was also responsible for the timely collection of over \$5,000,000 in rental payments. Expense reduction initiatives, including a move to an automated water treatment system, resulted in utilities savings of 11.57% in FY 2004/2005 alone. These pro-active management activities helped the property generate an aggregate net operating income of over \$3,255,000 to date while under our management.

We are confident that GVA Advantis is the best firm to continue the efficient and professional operations of this important asset, and we look forward to hearing from you regarding the extension of our management and leasing contract. Should you have any questions or comments, please do not hesitate to contact me.

Thank you for your consideration.

Sincerely,



Chris M. Keena
Area Manager
Management Services - Northwest Florida

cc: Lucas Hewett, GVA Advantis